065.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,900 / 774,900
					USE VALUE:	774,900 / 774,900
					ASSESSED:	774,900 / 774,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANG MIA
Owner 2:	
Owner 3:	
Street 1:	11 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KANG KEVIN & MIA -
Owner 2:	-
Street 1:	11 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,572 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1952, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7572.000	344,500		430,400	774,900
Total Card	0.174	344,500		430,400	774,900
Total Parcel	0.174	344,500		430,400	774,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.53 | /Parcel: 485.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	41939
GIS Ref	
GIS Ref	
Insp Date	10/11/18

!5630!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,500	0	7,572.	430,400	774,900	774,900	Year End Roll	12/18/2019
2019	101	FV	265,700	0	7,572.	399,600	665,300	665,300	Year End Roll	1/3/2019
2018	101	FV	265,700	0	7,572.	399,600	665,300	665,300	Year End Roll	12/20/2017
2017	101	FV	265,700	0	7,572.	350,400	616,100	616,100	Year End Roll	1/3/2017
2016	101	FV	265,700	0	7,572.	319,700	585,400	585,400	Year End	1/4/2016
2015	101	FV	255,700	0	7,572.	282,800	538,500	538,500	Year End Roll	12/11/2014
2014	101	FV	255,700	0	7,572.	267,400	523,100	523,100	Year End Roll	12/16/2013
2013	101	FV	255,700	0	7,572.	254,500	510,200	510,200		12/13/2012

PRINT

Date	Time
12/10/20	20:29:29

LAST REV

Date	Time
01/23/19	14:50:15
apro	
5630	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KANG KEVIN & MI	45171-5		5/13/2005	Family	99	No	No		
DEFRANCESCO JOS	31013-36		12/30/1999		293,850	No	No		
COSMAN LILLIAN	26584-326		8/15/1996		243,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2014	647	Manual	4,500					
12/11/2013	1797	Re-Roof	7,982	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	Info Fm Prmt	PC	PHIL C
2/10/2014	Info Fm Prmt	EMK	Ellen K
12/17/2008	Meas/Inspect	189	PATRIOT
6/19/2000	MLS		
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	41939
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7572		Sq. Ft.	Site		0	70.	0.81	12			Med. Tr	-5					430,364						430,400	

Total AC/HA:	0.17383	Total SF/SM:	7572	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	430,364	Spl Credit		Total:	430,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	183.052
Other Features:	90500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386259
Depreciation:	41716
Depreciated Total:	344543

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

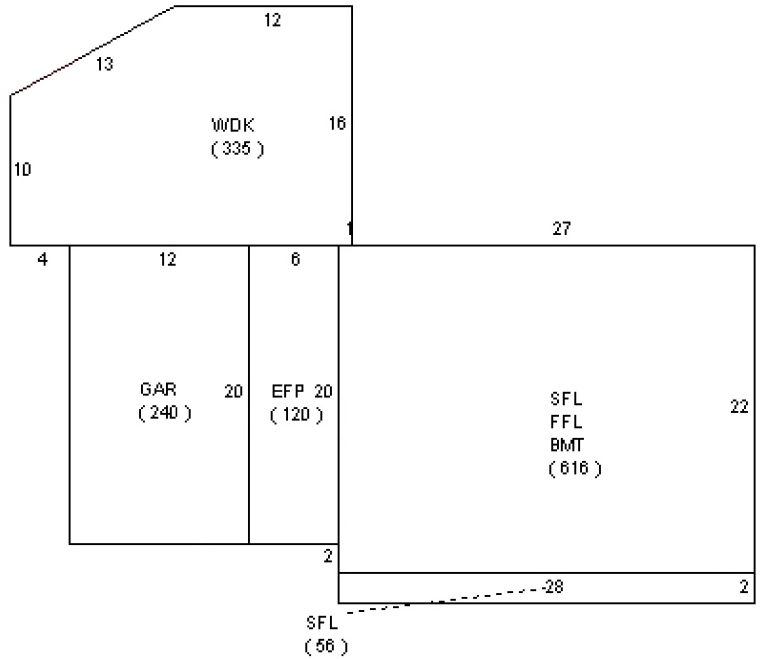
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.05
Special Features:	0	Val/Su Net:	132.55
Final Total:	344500	Val/Su SzAd	267.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	672	183.050	123,011
BMT	Basement	616	72.760	44,822
FFL	First Floor	616	183.050	112,760
WDK	Deck	335	9.020	3,023
GAR	Garage	240	25.530	6,127
EFP	Enclos Porch	120	50.130	6,016

	Net Sketched Area:	2,599		Total:	295,759
Size Ad	1288	Gross Are	2599	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	